153.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,500 / 756,500
					USE VALUE:	756,500 / 756,500
					ASSESSED:	756,500 / 756,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE JAMES P
Owner 2:	
Owner 3:	
Street 1:	26 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERNBECK DAVID W -
Owner 2:	SAAD RIMA -
Street 1:	26 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 1453 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4250.000	318,500		438,000	756,500
Total Card	0.098	318,500		438,000	756,500
Total Parcel	0.098	318,500		438,000	756,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.83 /Parcel: 520.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,500	0	4,250.	438,000	756,500		Year end	12/23/2021
2021	101	FV	309,100	0	4,250.	438,000	747,100		Year End Roll	12/10/2020
2020	101	FV	309,100	0	4,250.	438,000	747,100	747,100	Year End Roll	12/18/2019
2019	101	FV	243,800	0	4,250.	410,600	654,400	654,400	Year End Roll	1/3/2019
2018	101	FV	243,000	0	4,250.	339,500	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	243,000	0	4,250.	312,100	555,100	555,100	Year End Roll	1/3/2017
2016	101	FV	243,000	0	4,250.	284,700	527,700	527,700	Year End	1/4/2016
2015	101	FV	237,100	0	4,250.	279,200	516,300	516,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNBECK DAVID	1403-38		7/29/2011		585,000	No	No		
SU YUNG-HSI--ET	1277-115		11/24/2003		475,000	No	No		
	1029-89		4/1/1987		224,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2012	1006	Redo Kit	9,800					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4250		Sq. Ft.	Site		0	80.	1.29	9									438,002						438,000	

USER DEFINED

Prior Id # 1:	101561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 101561
GIS Ref:
GIS Ref:
Insp Date: 03/17/18
!11997!

PRINT

Date	Time
12/30/21	13:37:40

LAST REV

Date	Time
06/08/21	12:51:13
jorourke	

PAT ACCT.: 11997

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
10/29/2011	MLS	EMK	Ellen K
4/3/2009	Inspected	163	PATRIOT
3/4/2009	Measured	372	PATRIOT
4/27/2004	MLS	HC	Helen Chinal
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Total AC/HA:	0.09757	Total SF/SM:	4250	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	438,002	Spl Credit		Total:	438,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03939605
Adj $ / SQ:	182.414
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391337
Depreciation:	72789
Depreciated Total:	318549

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

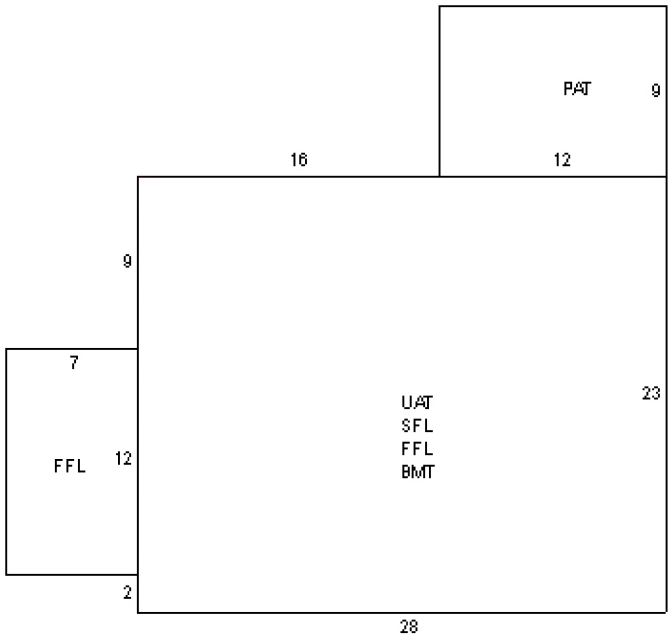
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.41
Special Features:	0	Val/Su Net:	139.39
Final Total:	318500	Val/Su SzAd	232.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	728	182.410	132,797
BMT	Basement	644	54.720	35,242
SFL	Second Floor	644	182.410	117,475
UAT	Upper Attic	161	106.710	17,181
PAT	Patio	108	5.950	642

Net Sketched Area:	2,285	Total:	303,337
Size Ad	1372	Gross Area	2768	FinArea	1453
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	